

DOUGLAS COUNTY, NV **2017-906094**  
RPTT:\$1612.65 Rec:\$35.00  
\$1,647.65 Pgs=4 **10/26/2017 08:36 AM**  
FIRST AMERICAN TITLE NDTs REO  
KAREN ELLISON, RECORDER

APN: 1318-10-310-001

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE

MAIL TAX STATEMENTS TO  
WHEN RECORDED MAIL TO:  
TERESA PHELAN  
1870 JACKSON STREET, #304  
SAN FRANCISCO, CA 94109

8703865

THIS SPACE FOR RECORDER'S USE ONLY

The Undersigned hereby affirms that there is no social security number contained in this document.

**GRANT DEED**  
Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING  
INFORMATION  
(ADDITIONAL RECORDING FEE APPLIES)

RPTT: \$1,612.65

APN.: 1318-10-317-001

Recording Requested By:  
First American Title  
Order No.: 8703865  
Escrow No.: 031104-AB

**AND WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENTS TO:**  
Teresa Phelan  
1870 Jackson St #304  
San Francisco, CA 94109

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Reverse Mortgage Solutions, Inc**

Whose address is 5222 Cypress Creek Pkwy Ste 100 Houston, TX 77069

Hereby GRANT(S) to: **Teresa Phelan, an Unmarried Woman**

The following described real property in the county of Douglas, State of Nevada:

**A COMPLETE LEGAL DESCRIPTION AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**ALSO COMMONLY KNOWN AS:** 700 Highway 50, Zephyr Cove, NV 89448

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Right of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issue or profits thereof.

PROPERTY: 700 Highway 50, Zephyr Cove, NV 89448

APN#: 1318-10-317-001

Date: 10-11-17

Reverse Mortgage Solutions, Inc.  
By: [Signature]  
Reverse Mortgage Solutions, Inc.  
Xochitl Martinez, Assistant Vice President

STATE OF TEXAS }  
COUNTY OF HARRIS } S.S.

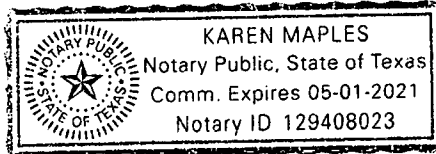
On 10-11-17 before me, Karen Maples

Personally appeared Xochitl Martinez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Maples (Seal)  
KAREN MAPLES



**EXHIBIT 'A'**

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF:

THE LAND REFERRED TO IN THIS DESCRIPTION SITUATED IN THE STATE OF NEVADA,  
COUNTY OF DOUGLAS, CITY OF ZEPHYR COVE AND IS DESCRIBED AS FOLLOWS:

LOT 7, BLOCK E AS SHOWN ON THE AMENDED MAP OF BLOCK "E" ZEPHYR COVE PROPERTY IN  
SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929, AS DOCUMENT NO.  
2490.

APN: 1318-10-317-001

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-10-317-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_
2. Type of Property:

- a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Twnhse                    d.  2-4 Plex  
 e.  Apt. Bldg.                            f.  Comm'l/Ind'l  
 g.  Agricultural                        h.  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$413,275.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ ( )  
 c. Transfer Tax Value: \$413,275.00  
 d. Real Property Transfer Tax Due \$1,612.65

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090 Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0000 %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Agent For  
 Signature \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Agent For  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Reverse Mortgage Solutions, Inc  
 Address: 5222 Cypress Creek Pkwy Ste 100  
 City: Houston  
 State: TX Zip: 77069

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Teresa Phelan  
 Address: 1870 Jackson Street #304  
 City: San Francisco  
 State: CA Zip: 94109

**COMPANY/PERSON REQUESTING RECORDING (required if not seller/buyer)**

Print Name: First American Title  
 Address: 3 First American Way  
 City, State, Zip: Santa Ana

Escrow #: 031104-AB  
 State: CA Zip: 92707

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**